

**BALTIMORE CITY DEPARTMENT OF PLANNING
URBAN DESIGN AND ARCHITECTURE REVIEW PANEL
MEETING MINUTES**

Date: October 10, 2013

Meeting No.: 173

Project: 25th Street Station PUD
Phase: Revised Master Plan and
Revised Final Building Review – Walmart Building

Location: Sisson, West 24th and Howard Streets, and Huntington Avenue

PRESENTATION:

Dan Heil from Bowman, and Dan Contadore, Walmart's architect from MMA, presented the revised master plan and design for the proposed Walmart store and parking garage. Since the last UDARP presentation on September 26, 2013, the development team has met with planning staff and neighborhood groups to discuss refinement. The essential organization and composition remains the same as last presented to the UDARP panel at the last meeting. Proposed modifications since the last presentation include:

1. Site plan

- a. An enlarged masonry development sign marks the southeast corner of West 25th Street and Huntington Avenue
- b. A crosswalk and stamped asphalt mark the entrance to the development site
- c. A median with lit bollards is provided to improve sense of arrival at a major entrance.
- d. Walkway from Huntingdon and 25th Street
 - i. Landscaping and walk beyond the entrance to the parking deck is enlarged and enhanced with a larger walk area that leads directly to the stair/elevator tower.
 - ii. A bicycle parking area remains adjacent to the Huntingdon retail building and additional landscaping, trees, and pedestrian paving were designed along the entrance drive
- e. Northern edge of the Walmart building
 - i. Parking field was reorganized to provide space to allow for planter boxes along the screen wall
 - ii. The masonry screen wall shielding the green roof was lowered to a metal picket fence on a masonry parapet
- f. Stair and elevator pavilion is changed from masonry to a metal system, with signage.
- g. The walkway in front of the Walmart is reconfigured:
 - i. Bollards and street trees provide separation between the pedestrian walkway and the drive aisle
 - ii. The planter is moved from the center of the walkway to against the building

- iii. The stair is modified to open it to the exterior with a brick guard wall.
 - iv. Benches are provided under metal awnings and bicycle parking and flagpole are provided between the planter and the Walmart entrance
 - h. Pedestrian entrance from Huntington Avenue and West 24th Street
 - i. A switchback ramp system is provided up from sidewalk to the parking lot in the southeast corner
 - ii. A 7' walk with lighted bollards and 5' planting strip leads from the ramp system to a bicycle storage area just east of the entrance
 - i. Southwest corner
 - i. Curved low screen wall and plantings are extended to provide screening of the cars/headlights
 - ii. Streetscaping and trees were provided along pedestrian walkway from the West 24th Street intersection to a crosswalk near the entrance to the Garden Center
- 2. **Building architecture**
 - a. The architectural character has returned to a more contemporary character.
 - b. East façade
 - i. Massing is broken into multiple heights, with some façade depth created by plane changes.
 - ii. Multi-colored quik-brick panels, with a variety of masonry shapes and sizes provide variety within the facade
 - iii. The Market & Pharmacy centerpiece
 - 1. Predominantly glass and metal, with an implied two story volume with flanking show windows and awnings above the right side windows
 - iv. The southernmost portion of the façade presented a large sign panel with horizontal masonry or tile multi-colored panels and additional planter in front
 - c. South, north and west elevations
 - i. Elevations are predominantly quik-brick with precast concrete panels at the loading area
- 3. **Stair Tower**
 - a. Stair and elevator pavilion is changed from masonry to a lighter, metal system, with signage.

PANEL COMMENTS:

The panel offered the following comments:

- 0. **General**
 - a. The plan still does not address larger contextual, access and level concerns, however, the plan qualifies as a revision of less than 50% of the overall development, and must be judged in that context.
 - b. The modifications are an improvement to the prior submission.
- 1. **Site plan**
 - a. Reconsider the entrance pylon along 25th St. Consider using a more vertical totem, possibly using metal, in lieu of the enlarged masonry development sign

- b. Consider widening the entry median to include street trees or incorporate additional trees to frame the entrance drive from 25th St.
- c. Widen the walkway from the parking entrance to the stair elevator tower in order to reinforce the promenade from 25th St. Use the same paving material, and continue the street trees/landscaping to create a direct, clear route.
- d. Northern edge of the Walmart building
 - i. Re-evaluate the planters and the plant materials. See comment below.
 - ii. Re-introduce masonry screen wall shielding the green roof and equipment. Provide limited viewports to express the green roof.
 - iii. Widen the sidewalk and/or provide wheel stops
- e. Stair and elevator pavilion
 - i. Material change is positive and the Panel encourages the team to make the gesture larger, more like a pavilion
 - ii. Consider moving the elevator to an outside face with a glass back to provide user visibility.
 - iii. Study reorientation of the stair with consideration for visibility and user security
- f. The walkway in front of the Walmart – provide larger scale plans for review
- g. Pedestrian entrance from Huntington Avenue and West 24th Street
 - i. Re-investigate the access from the street up to the parking level in favor of a more graceful, celebrated access point.
 - ii. Consider location of the diagonal walk and its “end-point” at the building. Could it be re-centered on the main entrance?
 - iii. Strengthen the perceived ‘edge’ of the parking field with a continuation of the tree medians along the front of the building on the parking side.
- h. Southwest corner
 - i. The knee wall and additional landscaping is an improvement. Consider a consistent streetscape design for the entire pedestrian promenade connection from 25th street through the site.

2. Building Architecture

- a. The contemporary character is an improvement from the prior design.
- b. East façade
 - i. The panel suggests a more limited brick color and size palette.
 - ii. The Market & Pharmacy centerpiece
 - 1. The two story volume should be celebrated
 - 2. Provide additional detail for the awnings above the right side windows
 - 3. With the evolution of the stair pavilion, investigate way that the two pieces relate to one another in material and/or form.
 - iii. Provide a return to eliminate the “western storefront” affect, or a stand-off for the large sign panel. The horizontal masonry or tile multi-colored panel is a positive addition.
 - iv. Evaluate plant material in wall planters
- c. South, north and west elevations
 - i. No comments at this time.

COMMUNITY COMMENTS:

1. Eight members of the broader community spoke following the presentation. Bruce Willen, Kelly Cross, Sarah Templin, and John Dean from the Old Goucher Neighborhood spoke about the aesthetic designs and compared them to DC Walmart projects, sustainable features, and broader flow of pedestrians and vehicles through the site. John Viles and Joan Floyd from the Remington Neighborhood spoke about the overall building aesthetics and its placement along 24th Street. Megan Hamilton from the Historic Fawcett Neighborhood spoke about the loading dock toxins and bike access. Reginald Parker from the Charles Village Neighborhood spoke about safety regarding the stair access from the 24th St. elevation to 25th Street.

PANEL ACTION:

The panel recommended additional development and to return to UDARP for review.

Attending:

Caroline Paff- WV Urban
Jon Laria – Ballard Spahr
Carla Ryon, Bob Rosenfelt – Colbert Matz Rosenfelt, Inc.
Dan Heil, Mike Birkland – Bowman
Daniel Condatore – MMA
Reginald Parker, Sharon Guida – CVCA
Megan Hamilton – HFNA
Amanda Rothschild, Judith Kunst, Kara Kunst – GRIA
Jonathan Maxwell, Bruce Willen, Kris Northrup, John Dean, Cathy Yates, Dan Shub, Kelly Cross – Old Goucher
Mark Viani
John Viles, Joan Floyd - RNA
Cindy Leahy – City Council District 14
David Brown – City Council District 12
Klaus Philipsen – ArchPlan

UDARP Panel Members- Ms. Diane Jones Allen, Messrs. Gary Bowden, Rich Burns and David Haresign*

Planning Department- Mr. Tom Stosur, Anthony Cataldo, Christina Gaymon, Wolde Ararsa, Martin French, Katie-Rose Imbriano